SPROVED CITY PROPERTY FOR FOR SALE-MONTHLY PAYMENTS.

now and stop paying rent. S to loan at lowest rates.
RICE-DWYER REAL ESTATE CO.,
E12 Chestnut a

4946 Berlin ave.; 10 rooms; hotwater heat. Lot 50x213. Would rent.

Germania Trust Co

2145-47 JOHN AVE., N. E. Cor. Florissant Ave. story brick building, arranged as 1. with 6-room flat on second floor; 2 flats of 4 and 5 rooms, bath in flat; a good, well-located piece of stment. Lot 50x110.

MERCANTILE TRUST CO.,

ROTHING BUT BARGAINS.
SAIRM St., 6-room brick; Exilis. 1,900
Lucky st., 6-room brick; Exilis. 1,900
Lucky st., 5-room and bath; brick. 2,400
North Market st., 5-rooms; two-story
frame; rock foundation; for one or two
families
North St. 5-room two-story frame; 2,000
North Market st., 7-rooms; two-story
frame; rock foundation; for one or two
families
North Market st., 7-rooms; two-story
families
North Market st., 7-rooms; two-story
families

ON MONTHLY PAYMENTS.

JOS P. WHYTE REAL ESTATE CO. NEW HOUSE IN WEST END Rale-No. 570 Chamberiain ave. Chamber-Park, about 200 feet east of Goodfellow; it new two-story rock-front house of ten is, fine reception hall, fine mantels, hardwood, it lied bathroom, hot and cold water; lot 50 feet. For key, price and terms see KEELEY & CO., 1113 Chestnut st.

5230 Ridge Ave.

Two-story brick residence; ten rooms; Frent-Franc Larmace; arranged for two families balls, sis, modeln in every re-spect; H-inch-walls throughout; fine shade frees and shrubbers; lot 62356. Mississippi Valley Trust Co.,

> JUST LISTED. 5085 FAIRMOUNT AVE.

MERCANTILE TRUST CO.,

NORTH END BARGAINS

ON MONTHLY PAYMENTS. For Sale-House and lot, No. 4531 S. Tenth at, near Neosho at.; brand-new one-story brick cot-tage of 4 rooms, reception hall, bath, inside w. c.; gas; lot 20x160 feet; terms, 5100 cash and sid For keys and price see KEELEY & CO., 1113 Chestnut st.

BARGAIN-12-ROOM BRICK Fiat; and also fram building, 40x40; water and gas; lot 1073x125; rent \$50 per month; price \$1,650. \$125 Minnesota ave.

ON MONTHLY PAYMENTS.

For Sale—On monthly payments; house and lot No. 1973 Kensington ave., just west of King's highway; a very nice two-story stock brick-front house of 10 rooms, reception hall, hath, tol-let; hot and cold water, furnese and slate roof; lot Exglis feet to alley 20 feet wide; terms, \$1,00 cash down and \$50 per month. For keys and price see KEBLEY & CO., 1113 Chestnut st. IDI9 GRATTAN ST.

Between Chouteau and Hickory: 7-room brick dwelling; lot 25x129 to alley; reduced from 32,325 to 32,300 to insure quick sale; house is arranged for one or two families; laundry gas, hydrant and cistern water; large cellar and attic; screen, shades; all rooms light and alry; nice lawn; side and rear yard.

5118 WESTMINSTER PLACE, For Sale-House and lot, No. 5118 Westminster rlace, between King's highway and Union; a very nice, aimost new two-story stock-brick house; certains eleven rooms, fine reception hall, separate beturroom, hot and cold water, fine mantels, stone porch, granitoid celler; lot 16x175 feet. For stone porch, grantosa see key, price and terms see & CO., 2113 Chestnut st.

FINNEY AVENUE. For Sale—House 2680 and 364; Finney ave; 2 rooms and 7 rooms, respectively, on lot 60x15 feet; all in excellent condition, and at moderate price.

L. S. BROTHERTON,
417 Pine st.

2 SPECIAL BARGAINS.

At Benton, near World's Fair Grounds, 2133
Blendon place, a hent seven-room frams dwelling,
100 feet of ground, all for 33,000.
5749 Editchell are, substantial seven-toom brick,
200 feet of ground, beautiful shade, fruit and
lawn, on the very highest point in the city, overleoking Forest Park, owner a nonresident; will
sell at 84,000; ground alone worth that.

F. E. NIESEN, Tenth and Chestnut sta. THREE CENTRAL HOTELS For Sale on very easy terms. ET. LOUIS REALTY CO., 915 Locust at

ON MONTHLY PAYMENTS. For Sale-House and lot, 4533 Shaw ave., just west of Old Mahchester road, one-story brick contage of three rooms and good reck cellar; lot 50x 135 feet; terms, 3100 cash down and 315 per month. For key and price see

Owner leaving city will sell beautiful pouse at a barguin. Two-story exposs brick residence, with slate roof, cut-stone front and stone cellar, hundry; sill improvements made street and alley paved; granitold side-street and alley paved; - Lot 23x125;

MERCANTILE TRUST CO.,

FOR SALE. Two houses on north side of Pine st., just east can. These are the statement broad houses just can. These are the statement of the statement o

4606 Morgan; 8-room modern brick; lot 274x145. Cheap home for the

PRICE ONLY \$7,000.

Open to-day and Monday from 3 to 6

STEWART,

1002 Chestnut St.

SOUTH NINTH STREET.

1321, 24-story brick; substantial house; it is; 2 baths; for 2 families; water, furnace c cemented cellar; street, sidewalk and sew-oft 20x100; rents for £40; a bargain here of terms only 14,500. HENRY HIEMENZ REALTY CO.,

FRONTS 3 STREETS

Fair, Carter and Rosalie aves., one-third of a block; 210x110; water, gas, sower; an admirable factory site for a low-down price. HENRY HIEMENZ REALTY CO., 614 Chestnut st.

SOUTH TWELFTH STREET

No. 1424; 2-story brick; 9 rooms and hall; water, inundry, stable; street, sidewalk and sewer made; lot 30x34; rent 1534; easy terms; only \$1,900.

HENRY HIEMENZ REALTY CO., 614 Chestnut st.

ON ANN AVE.

No. IG; 2-story brick; 8 rooms; gas, bath, nace; modern snish; nice neighborhood; a ; sozy home; lot 25125; easy terms; only 44.00 HENRY HIEMENZ REALTY CO. 614 Chestout

5957 Horton Pl.

Modern Queen Anne brick house of 7 reams and reception hall; large pantry, \$x16; two porches, bath, hot and cold water, ras, etc., sidewalk and improvements made; new Front Rank furnace and granitoid basement. Lot \$x16.

MERCANTILE TRUST CO.,

EIGHTH AND LOCUST.

MANUFACTURING PROPERTY

At Trustee's Sale, August 24th.

No. 2113 South Second street, 2-story brick building. Lot 60x146. See

E. C. ROWSE.

**Monthly Payments** 

4-ROOM COTTAGES.

tages; cabinet mantels, city water, sewer, etc.; price \$1.850, with 25 feet. Take Bellefontaine car and get off at Virginia and Itaska st. and

walk three blocks west.
RUTLEDGE & KILPATRICK REALTY CO...
T7 Chestnut st.

HOME HEIGHTS

SUBDIVISION.

Come out to-day and select your lot for a home out of 128 acres in this beautiful, high, healthy country on St. Charles rock road and Western electric cars; 5c fare from Wellston, We sell from one to ten acres or more from 1250 to 1330 per acre, and make terms to suit buyer.

B. C. STEVENS, Clayton, Mo. Or John Davis, 6108 Easton ave.

Westminster Place House.

535 Texas-ave. bet. Potomac and Miami sts., a two-story brick dwelling, containing six large rooms and ceilar; slate mantels; sliding doors lot 34 mills feet; bricked alley; granitoid walks street improved; 23 550. CHAS. F. VOGEL 534 Chestnut st.

HOTEL PROPERTY.

Opposite New Proposed

4th St. Station,

720-722 SOUTH 4TH.

MERCANTILE TRUST CO.

EIGHTH AND LOCUST.

VASHINGTON BOULEVARD BARGAIN

West King's Highway.

Elegant twelve-room double house; hot-water heat; hardwood floors and finish; lot skills; under lease until May, 1904. We can seel the above house for \$12,500, which is the biggest barrain that has ever been offered on the street. See us Monday.

MODGAY.

MOD

NICE HOME FOR COLORED PEOPLE.

433 Oottage ave., between Newstead and Pendicton aves., a two-story brick residence, containing five rooms, bathroom and laundry; jot 25: 1344 feet; price 12,000, on easy terms; small cast payment required.

CHAS. F. VOGEL, 524 Chestnut st.

\$500 CASH

Will buy 425 Locky st.: six-room brick: receptionall: 25x12: balance monthly; price 25,500
JOHN MAGUIRE REAL ESTATE CO.,
107 N. Eighth st.

4271 PAGE BOULEVARD.

Modern, up-to-date 8-room residence, fur-nace heat, etc.; heautiful yard. Lot 35x152.

Price
MISSISSIPPI VALLEY TRUST CO.,
Fourth and Pine sts.

ONLY \$1,800.

Will buy the pretty 4-room brick house, 5428 Odell st.; here is the nicest place for this sum.

West End Residences for Sale.

613 LINDELL Boulevard—10 rooms, reception hall, h. w., furnace, etc.; lot 17.5215e; \$12.699.

Six PAGE Are - From bath, furnace, etc.; very desirable; lot 30x14; E.000.

119 LACLEDE Ave - Stone from 6 rooms, bath, furnace; detached; lot 30x18; E.300.

508. DORRITTERS,

LOVE & SONS, 82 Chestnut st.

Four 5 and 6 room new brick flats on Easton ave., west of King's highway, renting for \$1.30.00 per year; will trade equity for vacant lot. RESIDENCE.

4870 Fountain ave.; modern 9-room facing the Park; price \$6,-

INVESTMENT. 6319 Maple ave.; store in front and 5 rooms in rear: lot 25x125; good corner for grocery and saloon. Bargain to

MCNAIR, HARRIS & JONES REALTY CO., EIGHTH AND

FIVE SOLD. Location for Institution. The Best One Is Left. Garrison and Lucas Aves., 5053 MAPLE AVE.

N. W. Corner. Elegant 3-story brick residence of 16 rooms, hot-water heat, 3 baths, electric light and every possible con-venience; large brick stable; beautiful grounds. Lot 150x134.8. This is a very

No reasonable offer refused. MERCANTILE TRUST CO.,

EIGHTH AND LOCUST.

LEWIS A. J. LIPPELT,

\$24 Chestnut st.. Has for sale the following bargains: ashington age, near King's highway, mo om house; rough-stone front; steam heat entences; \$11,500. Sixeo. Huge, never-taking spring; lot lovales, \$3,500. Russell ave, near Vandeventer ave, modern 9-room brick house; all conveniences; combination fixtures, screens, etc.; lot 33'4'x12'; \$5,500. 422' Finney ave., two story and attic 10-room brick house; arranged for two families; \$5,750. Elegant home on California ave., near Winnebago st., two-story and attic 10-room brick house, with all modern conveniences; hot water heat; granitoid walks; burgy shed; chicken and pigeon house; stable; coal shed; summer kitchen; conservatory, etc.; lot 55x70 feet; \$12,500. Rallroad Property—Two-story 6-room brick house on Clark ave., near Twenty-first st.; lot 55x120. house on Clark ave., near Twenty-first st.; lot 25x12.

Dewntown Property-724 N. Twelfth st., two-story 6-room brick house; lot 15x109; \$7.506. 510 Elm st., four-story brick store and hotel of 35 rocms; lot 27x30; \$12,800. story and attic 8-room brick house, with all conveniences; arranged for two families; rent \$15 per month; \$3,500.

249 Hickory st., two-story and attic 8-room brick house, with two basement rooms; arranged for 250 Hickory st., two-story 8-room brick house, with two basement rooms; arranged \$1,550.

249 Hickory st., two-story 8-room brick house, with two basement rooms; arranged \$1,550. and attic 10-room stone-from the first st. 150-room and attic 11-room stone-from bliddings (detached) of four 4-room flats each, the hot and cold water, panny, sas factures, acreens; on Maffit ave., west of Marcus 101 75x132; synting for 11.512 per annum; \$18.500.

> DOWNTOWN INVESTMENT. Fine corner east of Twelfth at; seven-tory building; automatic sprinkling sys-im; passenger and freight elevators, etc. Price \$125,000. MISSISSIPPI VALLEY TRUST CO.,

Modern Flat Building. 5577 and 5579 CABANNE AVE.

Modern stone and brick building, arranged as four apartments of seven rooms and bath; every possible modern convenience; street and improvements made. Lot 50x150.

MERCANTILE TRUST CO., EIGHTH AND LOCUST.

2920 Henrietta street; 10 rooms unusually attractive; at a bargain. Would rent.

Germania Trust Co

EASY TERMS. Elegant new home at 4035 St. Louis ave.; bath, modern in all respects: lot 20x160; small cash payment, balance on easy monthly payments, MISSISSIPPI VALLEY TRUST CO... Fourth and Pine sts.

OLIVE STREET. \$1,100 PER FOOT CHEAP HOME ON TEXAS AVE. buy 1432 and 1411 Olive st., or 40x105; three store and eighteen rooms; no leases. JOHN MAGUIRE REAL ESTATE CO., 107 N. Eighth st.

Investment Bargain. 1425-27 McNair ave., two brick houses, con-taining six tenants of three rooms each; renting at 374 per year; in good order; lot 40x130; street and alley made; price, 15,900 ARTHUR PRINTZ, 900 Russell ave.

5-ROOM COTTAGES. 5346 Odell ave., one block north of Arsenal at. and three blocks west of Tower Grove Park; 1½-story frame cottage, containing 5 large rooms and hall; rock foundation; cellar; granitud walks lot 25x100 feet; price 12.55; will sell on terms of 1500 cash, balance easy terms, 5 per cent interest; bcuse open for inspection to-day from 1 to 6 o'clock. CHAS. F. VOGEL, 624 Chestnut st.

TWO UNHEARD-OF OFFERINGS, VON VERSEN AVE. \$11,000 will buy a twelve-room double house; hot-water heat; inlaid hardwood floors; elegant decorations; lot 70x185. The above house is a single worth considering. See us at once, and the see of the considering see as at once, while buy a nine-room hardwood finish; furnace two baths; lot 60x185; elegant decorations. See us Monday for particulars. HOLEROOK-BLACKWELDER REAL ESTATE TRUST CO., 107 N. Seventh st.

Choice Corner on Castleman Ave. Reduced to \$3,900.

Improved with a 1-story slate-roof brick resi-nce; 7 rooms; reception hall; bath; furnace; undry and cellar; lot 25/21. For number see CHAS F. VOGEL, 62 Chestnut st. Bargain-Neat Home. 2344 Cherokee st., one-story, three-room brick; a first-class order; lot 25 feet front; reduced rice, 42,15. ARTHUR G. FRINTZ. 900 Russell ave.

LARGE RESIDENCE. Double stone-front house, 12 large rooms, every modern convenience, best plumbing; heater, filter for entire house; lot 752215; large brick stable; location high; 1718 West Pine boulevard.
MISSISSIPPI VALLEY TRUST CO., Fourth and Pine sts.

4060 CONNECTICUT STREET. Well-bluit four-room brick cottage, reception hall, gas bath, hot and cold water, first-class neighborhood; if you want to buy a home don't fail to examine this property; price \$1.560.
F. E. NIESEN, Tenth and Chestnut sts.

**Business House.** We have a 1-story building, covering a large lot, 50x144, on a thorough-fare east of Twentieth street, that we can sell for \$10,000; ground worth more money than price asked. Suitable for factory or warehouse or a combination wholesale and retail business. MERCANTILE TRUST CO.,

RIGHTH AND LOCUST.

The Finest Nine-Room Homes in City.

**FREE** MOST BEAUTIFUL LOCATION. Open To-Day from 2 to 8 p. m., and Week Days from 5 to 8 p. m. BE SURE AND READ DESCRIPTION.

BE SURE AND READ DESCRIPTION.

Nos. 3438 and 3456 Halliday ave., one block east of Grand ave.; Halliday ave. is opposite Grand ave. entrance to Tower Grove Park, no finer location in city; seven houses—two about finished; they are Queen Anne style of 7 rooms and two attic rooms, making \*\*rooms, elegantly arranged and exquiritely finished.

The reception halls are of quartered onk, curly sycamore and Wisconsin birch; Japanese leather wainscoting; hardwood ficors, with parquetry borders; console with large plate mirror; wood to match finish; stairs of special designs and (finer than many \$15,000 houses) further beautified by carved columns, beams, grills, etc.

The parfors are finished in mahegany, cherry, bird s-eye maple and white enamel and mantels of special designs are finished of quartered oak, green birch, cherry and maken and open tile fireplace.

The pantry is of brick (not of state or frame) with china closet, cabinet, etc.

The kitchen is pretty, too; zinc splash and drip is of marble. The rear hall is finely finished; has closet and toilet alcove. The second floor is perfect and beautiful. The appointments just right. The mantels are finer than in the parlors of many \$7,500 houses.

The closets are very large, the rooms well lighted. The finish is of cherry, mahogany and birch. Every door veneered and cored—something not found in many \$20,000 houses. Also large console on second floor. The entire first story and second-floor hall of hardwood floors, and the whole house beautifully decorated.

The attics are not slighted—are nicely finished and equal to many parlors.

The bathrooms are really fine—porcelain tubs, medicine and toilet chests, tile floors and perfect smiltary plumbing.

Will repeat again: The houses are well built; Il-linch walls all around, steel girders in cellar thow many houses have the latter?), brick piers, granitoid floors, revolving coal chutes, instantaneous hot-water heaters, etc.

The description may seem too elaborate or deceptive; but, we stake our reputation that the houses

LEGANT HOMES, \$7,500 CLEVELAND AVE, WEST OF GRAND.

HIGH, BEAUTIFUL LOCATION Open To-Day and Every Day From 2 to 6 p. m. No. 3815 Cleveland ave., is one of 5. They are colonial in style, sinte and tile roofs; 19 and 11 rooms, with all the most modern conveniences; hardwood floors and hardwood finish throughout; steam heating, elegant and novel interfor; the achitecture and appointments are grand and different than most houses; the designs are special and original; see them; can make easy terms. AIPLE & HEMMELMANN R. E. CO., 608 Chestnut st.

GRAND HOME. Compton Heights District.

RICK CARRIAGE HOUSE AND STA-BLE, \$8,800. stable and carriage house.

AIPLE & HEMMELMANN R. E. CO.,

608 Chestnut st.

LOOK AT THE GRANDEST AIPLE & HEMMELMANN R. E. CO.,

POSITIVELY FINEST AIPLE & HEMMELMANN R. E. CO., 608 Chestnut st.

TYLER PLACE HOME FOR \$3,800.00.

No. 4020 Castleman ave., red brick Queen An of eight rooms and all conveniences; will or tainly suit you. Get card of admission.

AIPLE & HEMMELMANN R. D. CO., 693 Chestmut st. 693 Chestmut 8.

HOME OR INVESTMENT. 4208 Wyoming st.; modern 6-room brick residence; bath and all conveniences; lot 50x125; cheap for quick sale. MISSISSIPPI VALLEY TRUST CO., Fourth and Pine sts.

SMALL CASH PAYMENT. I have for sale a well-built four-room brick cot-tage. No. 433 Hartford st.; lot 25x145; just one block south of Tower Grove Park; sewer, water and gas; reception hall, fine bathrooms; all con-veniences and plenty of large closets; granitoid cellars price 13,60; house open for inspection to-day. F. E. NIESEN, Tenth and Chestnut sts.

Lindell Boulevard. No. 3654; 24-story buff-brick residence; 14 rooms; 2 baths; furnace heat, etc. Lot 432212 For price de-MISSISSIPPI VALLEY TRUST CO.,

AN ELEGANT HOME. We will sell or trade 4362 Cook ave.; a beau tiful, modern il-room house, with hot-water hea and every modern convenience; owner lives it house, and will show premises to prospective

house and will burchasers.

JOHN McMENAMY INVEST. & R. E. CO.,

3139 Easton ave. NEW, DESIRABLE RESIDENCES

FOR SALE.

1503 CLEMENS Ave., N. W. Cor. Belt-Ten rooms, reception hall; hardwood floors and finish stone porches; hot water, furnace, etc.; lot 50x152; 110:000.

1507 CLEMENS Ave.—Adjoining the above; similarly arranged; lot 6x182; 19,500.

Open for inspection.

JOS. DORMITZER, 104 N. Ninth St.

A BARGAIN. \$5,000 will buy a modern seven-room house, in ret-lelass condition, renting for \$15 per month, in Delmar ave. between Whittier and Pendie-on, Address W. O. LANGAN, 1823 Washington ave.

Manufacturing Site. We have been authorized to sell s most desirable factory or warehouse fronts about 800 feet on rail-

road tracks; 2 switches into property; streets on three sides; alley in Price Less Than \$100 Per Foot, Price to interested parties at our

MERCANTILE TRUST CO., EIGHTH AND LOCUST.

PROMINENT BUSINESS CORNER For Sale or Lease.

S. W. COR. SIXTH AND CHESTNUT STS.

SXIZ feet. Most eligible business site.

JOS. DORMITZER, ELEVEN-ROOM house on Washington ave., in

E. P. LUECKING,

FOR SALE. On South Side Pine, Just East of Boyle. Elegant 10-room residence, modern in every detail; just being finished. This is something choice. Will trade for West End vacant. Price \$10,500. J. I. EPSTEIN, REAL ESTATE, 610 Chestaut Street.

N. E. COR. TENTH AND ST. LOUIS AVENUE 35x75; two-story, seven-room brick; a good busi-ness location; \$4,000. J. H. GUNDLACH & CO., 3615 N. Broadway. A Choice 13% Investment 30 Ruiger st., 2-story II-room dwelling, ar-naged for two families: lot Exile: in good re-pair; rent 520 per year; price in 200; easy terms J. H. SHORTAL & CO., 30 Chestaut.

IMPROVED CITY PROPERTY FOR IMPROVED CITY PROPERTY FOR IMPROVED CITY PROPERTY FOR IMPROVED CITY PROPERTY FOR SALE.

\$1,000 Life Insurance VERNON AVENUE

And a Bonus of \$250 Cash

IF YOU BUY A LOT AND START BUILDING YOUR HOME IN

**DURING THE NEXT 30** DAYS.

SOUTHAMPTON

tion, But True. WELL WORTH YOUR IN-VESTIGATING.

A Startling Proposi-

WRITE OR CALL FOR PAR-TICULARS AT ONCE

IT IS THE CHEAPEST FULLY IMPROVED GROUND IN ST. LOUIS, AND TERMS ARE EX-CEPTIONALLY LIBERAL

Mercantile Trust Co. AGENT,

Visit the property. Our agents are on the ground all day and every day. Take Market street or Tower Grove cars. The conductor will

tell you how to get there.

EIGHTH AND LOCUST STS.

BUY A HOME

MORGAN ST., 412i. 5091.
Two-story brick residence, six rooms, bath, finished basement, steam heat, gas, etc. Lot Exits. Annual rental \$540. ORGAN ST., \$728.

Three-story brick residence, stone front, rooms arranged for two families. Lot 104, 155. Price. 

NEWSTEAD AVE., 1518.
One-story brick residence, 4 rooms. Lot 25x80.
Price NEWSTEAD AVE. 4356.
N. e. corner Ban Francisco avenue, one-story frame residence, 2 rooms; lot 40x125. Annual rental \$120.
Price

INTH ST., 1014-16 SOUTH.

A two-story brick building, four flats of 4 rooms each, gravel roof, gas, water, finished basements, laundry, etc. Annual rental 1896. Price 

DELL AVE., 5373.
One and one-half story frame residence, 8 rooms; lot 78x190. .....\$2,000

Four six-room brick houses, Lot 50x84.3, Annual rental 5720. Price MISSISSIPPI\_VALLEY TRUST CO,, FOURTH AND PINE STS.

This Six-Room Flat \$3,800. 3751 Chippews st., a two-story and mansar brick building, containing six rooms and finishe attle; side and rear entrance; water and sewer arranged for two families; lot 30 4x125 feet. JOHN J. BOGARD REALTY CO., 3632 S. Broadway.

Lovely Home on Miami St. for \$4,250. 2760 Miami st., a 2-story brick residence, containing 9 rooms and bath, reception hall, cement ed laundry, cellar; hot and cold water, furnace gas and sewer, front and rear entrance and ar ranged for one or two families; lot 50x15 feet.

JOHN J. BOGARD REALTY CO., 1861 S. Broadway.

Another Little Cottage on Gasconade Street for \$1,400. 2237 Gasconade st., a one-story frame dwelling, containing four rooms and attic; water and sewer; front and rear entrance; lot 25:130 feet.

JOHN J. BOGARD REALTY CO.

3623 S. Broadway.

A Big investment Bargain. Rent \$1,944 per Year. Price \$14,000.

Three two-story brick buildings, containing store and six rooms above and eight flats of four rooms each, with front and rear entrances; water, sewer, gas and street improvements made; location near North Grand avenue. This is a decided bargain. For particulars call or address JOHN J. BOGARD REALTY CO.

302 S. Broadway. \$2,000 Will Buy Nice 4-Room Cottageon Texas Avenue.

3422 Texas ave., a one-story brick and frame cottage, containing four rooms and basement; side and rear entrance: water as side and rear entrance: water as 20.4x125 feet. Property is in excellent condition.

JOHN J. BOGARD REALITY CO., 2522 S. Broadway.

CHEAPEST HOME IN ST. LOUIS Four-room frame house: Clifton Heights: reduced from \$1.500 to \$1.050; city water: 5c car fare; bouse in fine condition; can give immediate J. M. SHORTAL & CO., 906 Chestnut.

Three Fine Residences for Sale. Choice location; new and modern; valued, respectively, \$18,500, \$18,000 and \$20,000. For particulars see

FOR SALE. 4928 Forest Park Blvd. Only One Left.

A new Il-room house, delightfully arranged; very handsomely finished; all of the latest mod-er improvements; four sold, only one left; beau-tiful trees; beautiful park in center. Any terms, See it at once. ROYAL INVESTMENT CO., 700 Chestnut st. MARKET & FIFTEENTH STS.

Rent \$720. Price \$6,000. No. 12 S. Fifteenth st. a 15-room house, in complete repair throughout; new plumbing; new-ly painted and papered; large lot, 12x150, to Targee st; just south of Market st.; rent \$120 per annum; price \$6.000; nets over \$ per cent; cheapest priced property in vicinity of Union Station, GRIFFIN REAL ESTATE CO., IIII Chestnut st. 5019 Raymond Place, \$10,000 A beautiful home in a highly restricted loca-tion, just west of King's Highway boulevard, which is to be the finest street in the city; house contains II rooms; is heated by hot water, and is

in every respect.

M. B. O'REILLY R. & I. CO.,
Northeast corner Eighth and Chestnut. PAY 17%% HIII to MIT Park ave.—Eight 4 and 5 room flats; ot Thill. Call and see us for particulars. M. B. O'REILLY REALTY & INV. CO., N. 6 oor. Eighth and Chestaut.

5143 and 5153

Finest Street in West End, With Beautiful Forest Trees.

OPEN DAILY, 9 A. M. TO 7 P. M

Absolutely the best value for the money of any houses for sale to-day. Extra well built; ten large rooms and elegant reception hail; startcase beautifully paneled in quarter-sawed oak; reception hail and dining-room husshed in oak; handsome cabinet mantels with gas grates in every room; modern bathroom, separate toilet, finished in white, with tile floor; porceian bathtub, marble washstand, tank water closet, towel and medicine closets and best santtary plumbing, exposed and nickel piated; slate sink in kutchen; hot and cold water; handsome stone porch, with massive columns and elegant tile floor; also large back worch up and down stairs; finest heavy bronze hardware; walks and cellar grantioid, with finished laundry; large coul bin; servants water closet, and wine cellar; entire cellar celling plastered. Best system of hot-water heating; large porches first and second floors; bird seye maple and mahogany parlors; steel girders in cellar and entire cellar calling on one level; hardwood floors in reception hail, parler and dining-room.

These houses must be seen to be appreciated, and if you are in the market for a home, don't purchase until you have looked at these. Our man in charge will be pleased to show you through. Your critical inspection invited; come and make comparison of material, strangements, workmanship and finish; we claim and stake our reputation that they cannot be duplicated to-day at the price they will be sold for. Let Jouling to despread to the price they will be sold for. Let Jouling to despread to the price they will be sold for. Let Jouling to despread to the price they will be sold for. Let Jouling to despread to the price they will be sold for. Let Jouling to despread to the price they will be sold for. Let Jouling to the price they will be sold for. Let Jouling to despread to the price they will be sold for. Let Jouling to despread to the price they will be sold for. Let Jouling to the price they will be sold for. Let Jouling to the price they will be sold for. Let Jouling to the week

A BEAUTIFUL home on Cook ave. between Whittier and Pendleton ave.; part price in month-ly payments if desired. Call at 425 Cook ave. AT a bargain, six-room house and barn. Cal it 776 Eayard ave. ADELAIDE Ave., 199A-Twelve-room flat bath and w. c. on each floor; nice home; \$5.000 Haumueller-Dalton R. El Co., 2415 N. Broadway ARCO Ave., 4233 Four-room brick house for ale cheap.

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GRAND Ave., 452 N.—Six-room brick residence: hot and cold water; bath; lot 69x17; bar, and six brodtman, 2617 N. Broadway. GRAVOIS Ave. 2231-2231-Nice double house; also street in the rear, with good tenant; two stores and four large rooms, second floor and stile; with mansard roof; all rented; 20x127%; 24,000. Inquire 6 B. Fourth st. HAMILTON Ave., 1414—7-room frame; stone foundation; bath, sewer, etc.; price \$2,500. SURKAMP-GIVANS R. E. CO., 6209 Easton ave. HARTFORD St., \$15 (Near Grand and Arsenal)—Beautiful nine-room flat: 13-inch walls: new; latest improvements: two-story. Inquire within; owner.

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201-20 Montgomery st., 7 rooms, stable, sheds, etc.; for teamsters

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2036 Lawton ave., 8 rooms, furnace, etc. 5.000

2036 Lawton ave., 8 rooms, furnace, 12-50

2035 Clark ave., 7 rooms; 50:155

2035 Clark ave., 8 rooms, etc. 2...

2036 2036 Clark ave., 9 rooms, etc. 2...

2036 2036 Clark ave., 9 rooms, etc. 2...

2036 2036 Clark ave., 9 rooms, etc. 2...

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540 N. Tenth st., 6-room house; cheap.
House, 2308 Warren st.; modern 4 and 5-room
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2012 N. Twelfth st., 6 rooms, etc. 1,600
Lots s. s. Westmoreland place; 103x159—bargain.

Lots n. s. Page ave., 223 feet east of Pendeton; 30x153.

S. a. Washington ave., near Vandeventer ave., lot 22.6x223; bargain.

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To close an estate—N. w. corner Clay and
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Lot a w. corner Evergreen and Barnes
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NINTH St., 1721 N.—Fine two-story brick; nine rooms; lot 23x125 to 20-foot brick alley; two-story brick stable. NINE-ROOM, thirteen-tuch wall flat; Christian Brothers College district; fine front and back ards; all conveniences; want to leave city; a bargain; any terms. T 58, Republic. NORTH MARKET, 445 One-story brick; four rooms; \$2,000.

C. SCHUETTE REALTY CO., 712 N. Fourteenth st.

OBEIAR Ave., 143-Six rorns; bath: reception hall; water, sever and ras; lot 159x10. C. Schuette Realty Co., 712 N. Fourteenth st. ODELL St., 5447-Lot 25x19514; a new 5-room brick house, with a bathroom; price 23,500.

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